



# കേരള ഗസറ്റ് KERALA GAZETTE

## അസാധാരണം EXTRAORDINARY

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### GOVERNMENT OF KERALA Revenue(E)Department

#### NOTIFICATION

G.O(P) No.4/2024/RD

*Dated, Thiruvananthapuram, 4<sup>th</sup> January 2024*

**S. R. O. No. 22/2024**

In exercise of the powers conferred by section 22 of the Kerala Survey and Boundaries Act, 1961 (37 of 1961), the Government of Kerala after having previously published the draft rules calling for objections and suggestions, issued G.O.(P) No.259/2023/RD dated 6<sup>th</sup> October, 2023 and published in the Kerala Gazette Extraordinary No.3301 dated 9<sup>th</sup> October, 2023 as required by the said Act and having received no objections or suggestions



thereon, hereby makes the following rules further to amend the Kerala Survey and Boundaries Rules, 1964, namely:-

## RULES

1 . *Short title and commencement.*- (1) These rules may be called the Kerala Survey and Boundaries (Amendment) Rules, 2024.

(2) They shall come into force at once.

2. *Amendment of the Rules.* - In the Kerala Survey and Boundaries Rules, 1964, –

(1) in rule 2,-

(a) after clause (a), the following clause shall be inserted, namely:-

(aa) “Digital Survey” means the process of surveying and mapping of land using modern survey equipment and software;

(b) after clause (c), the following clauses shall be inserted namely:-

(ca) “Global Navigation Satellite System (GNSS)” means a network of satellites and receiving devices used to determine the location of survey points;

(cb) “Ground Control Point” means the station established by Global Navigation Satellite System ;

(cc) “Modern Survey Instrument” means any electronic survey instrument used for land survey;

(cd) “Nalathu Poramboke” means roads, pathways, ditches, streams and canals which are now in public use and not included in poramboke as defined in section 4 of the Kerala Land Conservancy Act, 1957 (Act 8 of 1958);

(ce) “Parcel of Land” means an area of land comprising in a digitally surveyed sub-division having determinable boundaries;



(2) for rule 3, the following rule shall be substituted, namely:-

“3. *Specifications of survey marks.* - Survey marks shall ordinarily be stones of durable quality, namely, granite stones, concrete blocks or any other durable material block of the following descriptions and dimensions:-

(1) *Field stones.*- Granite stones, concrete blocks or any other durable material block of durable quality roughly squared of approximate dimensions 60 cm x 15 cm x 15 cm with a coconut tree mark 1 cm deep cut on the side;

(2) *Theodolite stones.*- Granite stones, concrete blocks or any other durable material block of durable quality roughly squared of approximate dimensions measuring 60 cm x 15 cm x 15 cm with a plummet hole, 1 cm deep cut on the top and a coconut tree mark 1 cm deep cut on one side;

(3) (a) *Primary GCP.*- Concrete block of durable quality, roughly squared of approximate dimensions 1m x 1m x 1m with a metal plate on top;

(b) *Secondary GCP.*- Concrete block of durable quality roughly squared of approximate dimensions 80cm x 80cm x 80cm with a metal plate on top;

(c) *Tertiary GCP.*- Concrete block of durable quality and roughly squared of approximate dimensions 40cm x 40cm x 40cm with a granite survey stone having a plummet hole on top;

(d) *Control Point.*- Granite stone or concrete block of durable quality, roughly squared with approximate dimensions 60cm x 15cm x 15cm with a plummet hole on top;

(e) *Tar Mark.*- The point at which the compound wall is bounded and other bends marked with a coconut tree mark of 12 cm length and 7 cm width with bitumen or black paint.”.

(3) In rule 8, in the first sentence, after the words "in writing" ,the following words shall be inserted, namely:-



"or by email or through other electronic media";

( 4 ) for rule 24, the following rule shall be substituted, namely:-

*“24. Measurement of new sub-division by Village Assistant, Surveyor concerned or any other Survey Officer/Revenue Officer appointed by the Government where no special agency is employed.-* Whenever a new sub-division has to be created under rule 22 and wherever a special agency is not employed, the Village Assistant, Surveyor concerned or any other Survey Officer/Revenue Officer appointed by the Government shall measure the proposed sub-division on the ground. But no sub division shall be measured in respect of cases for transfer of registry, unless there are clear and well defined boundaries at site, showing the limits of the new sub-division. Every applicant for transfer of registry shall remit the sub-division fee prescribed under rule 92. On receipt of application, the Tahsildar shall forward it to the Village Assistant, Surveyor concerned or any other Survey Officer/Revenue Officer appointed by the Government, after registering it in a register of new sub-division cases. The Village Assistant, Surveyor concerned or any other Survey Officer/Revenue Officer appointed by the Government shall measure the new sub-division boundary according to its alignment as seen on ground, after issue of intimation to the parties in Form No.6, prepare a regular sub-division sketch and sub-division statement in duplicate in Form No.7 and submit them to the Tahsildar through the Taluk Surveyor, Town Surveyor or Revenue Inspector as the case may be. The signature of all the parties involved in the sub-division case, in token of their approval of the extent and boundaries of the new sub-divisions, shall as far as possible be obtained in the sketch and the sub-division statement. The Tahsildar shall get the sub-division sketches and sub-division statements scrutinized by the Head Surveyor of Survey and Land Records Department .

(5) in rule 53, after clause (b), the following clause shall be inserted, namely:-

*“(c) in case of a survey by Modern Survey Instruments, the error in position should not deviate more than 5 cm at a point.*

(6) after rule 114, the following rule shall be inserted, namely:-



“114A. *Service Charges for digital survey* .- The service charge for digital survey and preparation of map as may, from time to time, be fixed by the Government through an Order.”.

(7) after rule 116, the following rule shall be inserted, namely:-

“116A. *Fees to be paid for digital map* .- Where the transferor opt to get a digital survey map prepared by an officer authorized by Government through the integrated portal, the service charge as per rule 114A shall be remitted through the integrated portal.”.

(8) after rule 117, the following rule shall be inserted, namely:-

“117 A . *Preparation of survey maps in digitally surveyed Villages*.- Where the digitally surveyed entire sub-division is to be transferred, the Survey map available with the “Ente Bhoomi” portal shall be submitted for registration. Whereas, in the case of part transaction of the digitally surveyed sub-division, an authorized officer by Government in this behalf or a licensed surveyor under sec.17B of the Act, as the case may be, shall survey the land to be transferred by measuring the unsurveyed portion of the parcel and prepare survey map.”.

(9) after rule 118, the following proviso shall be inserted, namely:-

“Provided that this rule shall not be applicable for digitally surveyed villages.”.

(10) in rule 119,-

(a) after the marginal heading, the figure and bracket "(1)" shall be inserted;

(b) after sub-rule (1) so numbered, the following sub-rule shall be inserted, namely:-

“(2). Demarcation with survey stones may not be necessary in the case of digitally surveyed land. Whereas, the land owner prefer for demarcation with survey stones, he shall bear the cost of the survey stones.”.

(11) after rule 122, the following proviso shall be inserted, namely:-

“Provided that this rule shall not be applicable for digitally surveyed villages.”.



(12) after rule 123, the following rule shall be inserted, namely:-

“123A. *Approval of Digital Map* .- (1) On receipt of the digital map of the land parcel of the transferor included in the notified area or village under the provisions of the Act, the Approving Authority shall, after conducting the basic verification, approve the digital map as soon as possible.”.

(13) in rule 125,-

(a) after the marginal heading, the figure and bracket "(1)" shall be inserted;

(b) after sub-rule (1) so numbered, the following sub-rule shall be inserted, namely:-

“(2) Where in the case of digitally surveyed villages, remittance of fee for the approval of survey map as provided in sub-rule (1) is not applicable and the fee shall be realized from the service charges as envisaged in rule 114A.”

By order of the Governor,

TINKU BISWAL ,

*Principal Secretary to Government.*

### **Explanatory Note**

(This does not form part of the notification but is intended to indicate its general purport.)

The Government of Kerala, with a view to modernizing land administration in the State, in order to address the inconsistencies in existing land records and to create a unified platform for managing land information, has introduced a system of digital resurvey named "EnteBhoomi" under the auspices of the Rebuild Kerala Initiative (RKI) in the 1550 villages of the State, aimed at bringing all the land – related records in the State completely under an IT - enabled service by using the most modern survey equipment. In to operation the Government have decided to make suitable amendment.

This notification is intended to achieve the above object.

